

**TRANSFER
TAX
PAID**

WARRANTY DEED

Received Kennebec SS.
05/15/2009 8:23AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

Know all men by these presents,

That we, **SAMUEL R. NELSON, JR.**, and **GAIL M. NELSON** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to **MELISSA J. DEROCHE** and **BRANDON E. BICKFORD** with a mailing address of P. O. Box 75, Fairfield, Maine 04937, with Warranty Covenants, as joint tenants and not as tenants in common, the following described property:

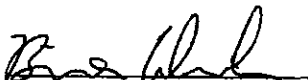
A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in ~~Waterville~~ County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

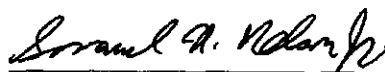
Beginning in the westerly line of a passway ten (10) feet wide leading southerly from Grove Street to land now or formerly of Arthur Boulette, now called Grove Court, at the southeasterly corner of land now or formerly of John R. Roderick; thence southerly along the westerly line of said passway one hundred and three (103) feet to land now or formerly of Arthur Boulette; thence westerly along the northerly line of land of said Boulette one hundred and twenty-eight (128) feet to land of David Cote; thence northerly along the east line of land now or formerly of said Cote twenty (20) feet to land now or formerly of Albert Maheu; thence easterly along the southerly line of land of said Maheu, land now or formerly of Elsie Sinclair and land now or formerly of John R. Roderick one hundred twenty-three (123) feet to the westerly line of said passway, to the point of beginning. (Said measurements read on City Tax Maps as of February 23, 1999 in the same order as above listed - 95 feet, 120 feet, 18.7 feet, 131 feet and also shows Grove Court - on City Books as Grove Street Court - to include passway cited in above description).

Together with a right of way in common with others over said passway lying next east of the easterly line of the premises hereby conveyed and extending northerly from land of said Arthur Boulette to Grove Street.

Meaning and intending to convey the same premises conveyed to the grantors herein by deed of Robert A. Hopkins, Jr., dated October 30, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7132, Page 207.

IN WITNESS WHEREOF, Samuel R. Nelson, Jr., and Gail M. Nelson have set their hands and seal this 14th day of May, 2009.

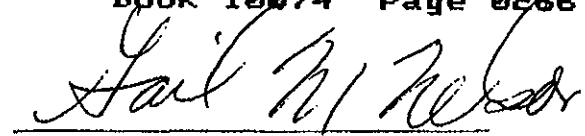

Witness


Samuel R. Nelson, Jr.

2) B. Winchester

34-17


Witness


Gail M. Nelson

STATE OF MAINE
Kennebec, ss.

May 14, 2009

THEN PERSONALLY APPEARED the above named Samuel R. Nelson, Jr.,
and Gail M. Nelson and acknowledged the foregoing instrument to be their free acts and
deeds.

Before me,

Brian P. Winchester
Attorney at Law
Maine Bar No. 3077


Brian P. Winchester
Attorney at Law, Bar No. 3077